

**FAX****JASCON MAR LTD.**2050 W. 190th Street, Suite 201  
Torrance, CA 90504

Date

8/25/95Number of pages including cover sheet 13

To:

Tom OverturfSandy SmithPhil Hammel

Phone

Fax Phone

CC:

From:

Allan Mackenzie

Phone

310-782-2525

Fax Phone

310-781-9253**REMARKS:**☐ Urgent☐ For your review☐ Reply ASAP☐ Please comment

**Gascon Mar Ltd.****MEMORANDUM**

**TO:** Tom Overturf  
Sandy Smith  
Phil Hammel

**FROM:** Allan W. Mackenzie

**RE:** Lockheed Martin

In case you did not receive it, I enclose a copy of the Notice of Preparation of the Draft EIR on the Lockheed Martin parcel, together with a request for comments.

I believe that a letter, similar to those you sent to Tom Wolfe, should be directed to the City of Los Angeles as requested on the cover sheet.

Our study is proceeding well, with development of base information under way.

**cc:** Cindy Starrett, Latham & Watkins  
Steve Kellenberg, PBR

# CITY OF LOS ANGELES CALIFORNIA

## CITY PLANNING COMMISSION

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PRESIDENT

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VICE-PRESIDENT

LES HAMASAKI

MARNA SCHNABEL

ANTHONY N.R. ZAMORA

RAMONA HARO  
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(213) 580-5234



RICHARD J. RIORDAN  
MAYOR

**RECEIVED**  
AUG 21 1995

## COMMUNITY DEVELOPMENT DEPARTMENT

August 18, 1995

DEPARTMENT OF  
CITY PLANNING  
221 N. FIGUEROA STREET  
LOS ANGELES, CA 90012-2601

EXECUTIVE OFFICES  
16TH FLOOR

CON HOWE  
DIRECTOR  
(213) 580-1160

FRANKLIN P. EBERHARD  
DEPUTY DIRECTOR  
(213) 580-1163

GORDON B. HAMILTON  
DEPUTY DIRECTOR  
(213) 580-1165

ROBERT H. SUTTON  
DEPUTY DIRECTOR  
(213) 580-1167

FAX: (213) 580-1176

INFORMATION  
(213) 580-1172

Case No.: 95-0177-SUB

Project Name: Western/190th Street Shopping Center

Project Description: Tentative Tract for the proposed development of a new shopping center containing approximately 810,000 square-feet of building area on a site of 2,918,520 square-feet (67.4 acres) in the M3-1 zone, with 4,400 parking spaces. The shopping center will contain medium to very large retail outlets, 3,500-seat multiplex theaters, restaurant pads and possibly a supermarket. The hours of operation will be regular business hours, seven (7) days a week.

Project Location: 19200 S. Western Avenue between 190th Street and 196th Street

Planning Area: Harbor Gateway

Council District: 15

Due Date: September 18, 1995

### P R E - D R A F T   R E Q U E S T   F O R   C O M M E N T S

The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared on this project by this office.

We would welcome all comments on the possible environmental impacts of the proposed project in order that we can take into consideration your concerns and/or those of the organization you represent, in the preparation of the EIR. All comments should be in writing and must be submitted to this office by September 18, 1995.

Please direct your responses to:

Hadar Plafkin or Lateef Sholebo, Project Coordinators  
221 N. Figueroa St., Room 1500  
Los Angeles, CA 90012

(213) 580-5554 or (213) 580-5550

CON HOWE  
Director of Planning

City Planner  
Environmental Review Section

Enclosure

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER  
CITY HALL - 200 N. SPRING STREET, RM. 4605 - (213) 485-7826  
VAN NUYS - 6251 VAN NUYS BLVD. 1ST FLOOR, VAN NUYS 91401 - (818) 756-8596

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**CITY OF LOS ANGELES**  
**OFFICE OF THE CITY CLERK**  
**ROOM 995, CITY HALL**  
**LOS ANGELES, CALIFORNIA 90012**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**NOTICE OF PREPARATION**

(Article VI, Section 2 — City CEQA Guidelines)

<b>TO:</b> RESPONSIBLE OR TRUSTEE AGENCY State Clearinghouse ADDRESS (Street, City, Zip) Office of Planning and Research Attn: Glen Stober 1400 Tenth Street, Room 121 Sacramento, CA 95814	<b>FROM:</b> LEAD CITY AGENCY Los Angeles City Planning Department ADDRESS (Street, City, Zip) Environmental Review Section 221 N. Figueroa Street, Room 1500 Los Angeles, CA 90012
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► **SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report

<b>PROJECT TITLE</b> Western/190th Street Shopping Center	<b>CASE NO.</b> EIR-95-0177-SUB
<b>PROJECT APPLICANT, IF ANY</b> Lockheed Martin Corporation	

The City of Los Angeles will be the Lead Agency and will prepare an environmental impact report for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by this City when considering your permit or other approval for the project.

The project description, location and the probable environmental effects are contained in the attached materials.


☒ A copy of the Initial Study is attached.

☐ A copy of the Initial Study is not attached.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 45 days after receipt of this notice.

Please send your response to Hadar Plafkin at the address of the lead City Agency as shown above. We will need the name of a contact person in your agency.

**Note:** If the Responsible or trustee agency is a state agency, a copy of this form must be sent to the State Clearinghouse in the Office of Planning and Research, 1400 Tenth Street, Sacramento, California 95814. A state identification number will be issued by the Clearinghouse and should be thereafter referenced on all correspondences regarding the project, specifically on the title page of the draft and final EIR and on the Notice of Determination.

<b>SIGNATURE</b> 	<b>TITLE</b> City Planner	<b>TELEPHONE NUMBER</b> (213)580-5554	<b>DATE</b> 08/18/95
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ENVIRONMENTAL NOTATIONSEIR NO. 95-0177-SUBDATE: July 5, 1995Applicant: Lockheed Martin Corporation

Project Description: Tentative Tract for the proposed development of a new shopping center containing approximately 810,000 square-feet of building area on a site of approximately 2,918,520 square-feet (67.4 acres) in the M3-1 zone, with 4,400 parking spaces. The shopping center will contain medium to very large retail outlets, 3,500-seat multiplex theaters, restaurant pads and possibly a super-market. The hours of operation will be regular business hours, seven (7) days a week.

Areas of Possible Environmental Impact:

1. EARTH (GRADING, DRAINAGE, GEOLOGIC HAZARDS): The proposed project involves grading activities which may result in possible alteration of on-site drainage. Investigation should address impacts relative to proposed grading procedures, drainage plans, and construction activities (i.e. dust control, on-site watering). Mitigation measures may include:
  - adherence to applicable provisions of the Municipal Code, Flood Hazard Management Specific Plan and the recommendations of the City/Engineer/Department of Building and Safety; and,
  - use of semipermeable pavement for hardscape areas.
2. EARTH (GEOLOGIC HAZARDS): The proposed project is subject to unstable earth conditions and other seismic-related hazards, due to height of building or structure. Investigation should address specific actions relative to minimizing potential hazards and risk related to future habitation of the site. Mitigation measures may include:
  - geotechnical investigation conducted prior to finalization of grading plans;
  - on-site investigation of site during construction; and,
  - conformance with City's Seismic Safety Plan, applicable portions of the Municipal Code, and seismic safety requirements of the Department of Building and Safety.

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3. AIR (AIR QUALITY-STATIONARY SOURCES): Project development may result in deterioration of ambient air quality due to short-term emissions generated during construction. Additionally, future project residents may be exposed to dust and odors generated by activities proximal to the site. Investigation should address specific actions that may potentially reduce impacts on local and regional air quality. Mitigation measures may include:
- installation of an air filtration system to reduce adverse impacts on project residents;
  - implementation of ground wetting and temporary dust cover during construction; and,
  - restriction of grading activities on exceedingly windy days when particulates and/or fugitive dust are likely to be carried off-site.
4. AIR (AIR QUALITY-MOBILE SOURCES): Project-generated traffic may result in quantifiable increases in air emissions, deterioration of ambient air quality, and/or exposure of project residents to severe air pollution conditions. Investigation should address specific actions that may potentially reduce impacts on local and regional air quality. Mitigation measures may include:
- implementing an aggressive Transportation Demand Management program for employees; and,
  - providing a free or low cost Jitney service for local users.
5. WATER CONSERVATION: The California Environmental Quality Act requires that the proposed project be evaluated relative to water use and water conservation measures in accordance with State guidelines. Investigation should address potential consumption rates and adequacy of existing water supply. Mitigation measures may include:
- compliance with the City's Water Conservation Regulations defined in Ordinance No. 163,532.

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6. NOISE (STATIONARY SOURCES): Project development may significantly affect noise levels, adversely impacting adjacent residential areas. Investigation should address noise impacts resulting from construction activities (short-term stationary source). Mitigation measures may include:
- limiting hours of construction;
  - use of sound-restricted construction equipment; and,
  - compliance with applicable provisions of Noise Ordinance No. 144,331.
7. NOISE (MOBILE AND STATIONARY SOURCES): Proposed development may significantly affect ambient noise levels, adversely impacting adjacent residential areas. Investigation should address noise impacts resulting from construction activities (short-term stationary sources), land use activities (long-term stationary source), and increases in local traffic (long-term mobile source). Mitigation measures may include:
- limiting hours of construction;
  - use of sound-restricted construction equipment;
  - compliance with applicable provisions of Noise Ordinance No. 144,331; and,
  - limiting hours of operation for project use (post construction period).
8. LIGHT/GLARE (ARTIFICIAL): Project development may result in increased ambient reflectivity and glare from the project site, adversely impacting locations proximal to the site. Investigation should address impacts related to increased reflectivity and stationary light sources. Mitigation measures may include:
- installation of tinted windows to decrease reflectivity;
  - use of plant materials to decrease reflectivity of hardscape surface; and,
  - security lighting to be directed toward the center of the site.

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9. LAND USE: The proposed project is departure from the Industrial land use designated by the Harbor-Gateway Community Plan and accelerates the erosion of the City's Industrial Job base.
10. RISK OF UPSET: Project area has been the site of heavy industrial uses. Mitigation measures include:
- compliance with a site remediation plan approved by California Department of Toxic Substance Control.
11. TRANSPORTATION-CIRCULATION-DRIVEWAY/ACCESS: Project generated vehicular traffic, ingress/egress locations and demand for additional parking could have significant impact on local circulation and parking availability. Completion of a Traffic Study, as required by the Department of Transportation, will be necessary to determine the impact of project generated vehicular traffic at several key intersections. Traffic impacts should be addressed by the Environmental Impact Report to provide comprehensive review and mitigation of impacts to an acceptable level; investigation should specifically address impacts resulting from incremental increases in traffic volumes at local intersections, availability of on- and off-street parking, potential modification of circulation patterns within the community and ingress/egress locations. Mitigation measures may include:
- initiation of a Transportation Demand Management program including, but not limited to, ridesharing programs;
  - traffic control devices at key intersections; and,
  - provision of driveway/access plan consistent with requirements/recommendations of Department of Transportation and/or City Engineer.
12. TRANSPORTATION-CIRCULATION-DRIVEWAY/ACCESS: Project generated vehicular traffic may contribute to cumulative impacts on local circulation. Completion of a Traffic Study, as determined by the Department of Transportation, may be necessary to define impacts of project generated vehicular traffic at several key intersections. Traffic impacts should be addressed by the Environmental Impact Report to provide comprehensive review and mitigation of impacts to an acceptable level. Mitigation measures may include:

(CONTINUED ON PAGE 5)



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- completion of a Traffic Study, per requirements of the Department of Transportation, assessing potential cumulative impacts resulting from project development; and,
- provision of a driveway/access plan consistent with replacements/recommendations of Department of Transportation and/or City Engineer.

13. TRANSPORTATION-CIRCULATION-DRIVEWAY/ACCESS: Project generated vehicular traffic, ingress/egress locations and demand for additional parking could have significant impact on local circulation and parking availability. Completion of a Traffic Study, as required by the Department of Transportation, will be necessary to determine the impact of project generated vehicular traffic at several key intersections. Traffic impacts should be addressed by the Environmental Impact Report to provide comprehensive review and mitigation of impacts to an acceptable level; investigation should specifically address impacts resulting from incremental increases in traffic volumes at local intersections, availability of on- and off-street parking, potential modification of circulation patterns within reasonable distance (to be determined by DOT), and ingress/egress locations. Mitigation measures may include:

- provision for additional off-street parking and guest parking (one (1) guest space per every two (2) dwelling units);
- initiation of a Transportation Demand Management program including, but not limited to, ridesharing programs;

contributions to ATSAC program; and,

- provision of driveway/access plan consistent with requirements/recommendations of Department of Transportation and/or City Engineer.

14. TRANSPORTATION REGIONAL TRAFFIC ANALYSIS: Environmental analysis shall address the project's effect on major local arterials, public transit, freeways, highways, and rail transit service, including major local arterials and public transit within five (5) miles of the project site and freeways, highways, and rail transit service within ten (10) miles of the project site.

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15. PUBLIC SERVICES: The proposed project may result in a need for additional police, fire, emergency, school and library services. Investigation should address these services and also include possible impacts relative to loss of existing recreational facilities located on the site. Mitigation measures may include:
- compliance with federal, state, and local requirements regarding fire protection, safety, and locking standards;
  - structural design, roadways, and emergency access locations developed in accordance with city requirements;
  - implementation of recommendations per the Los Angeles Unified School District;
  - compliance with the adopted Los Angeles City Library Plan, as amended; and,
  - implementation of recommendations or requirements of the Department of Recreation and Parks.
16. ENERGY CONSERVATION: The California Environmental Quality Act requires that the proposed project be considered relative to potential energy impacts. Investigation should address impacts resulting from potential consumption of non-renewable resources. Mitigation measures may include:
- compliance with Title 24, California State Code, (Energy Conservation Standards);
  - use of low-wattage interior and exterior fluorescent lighting;
  - use of natural gas and/or solar energy; and,
  - consultation with Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
17. AESTHETICS/VIEW: Proposed project site could effect views from adjacent areas. Mitigation measures may include:
- screening of rooftop structures, precluding visibility of structures from proximal locations;

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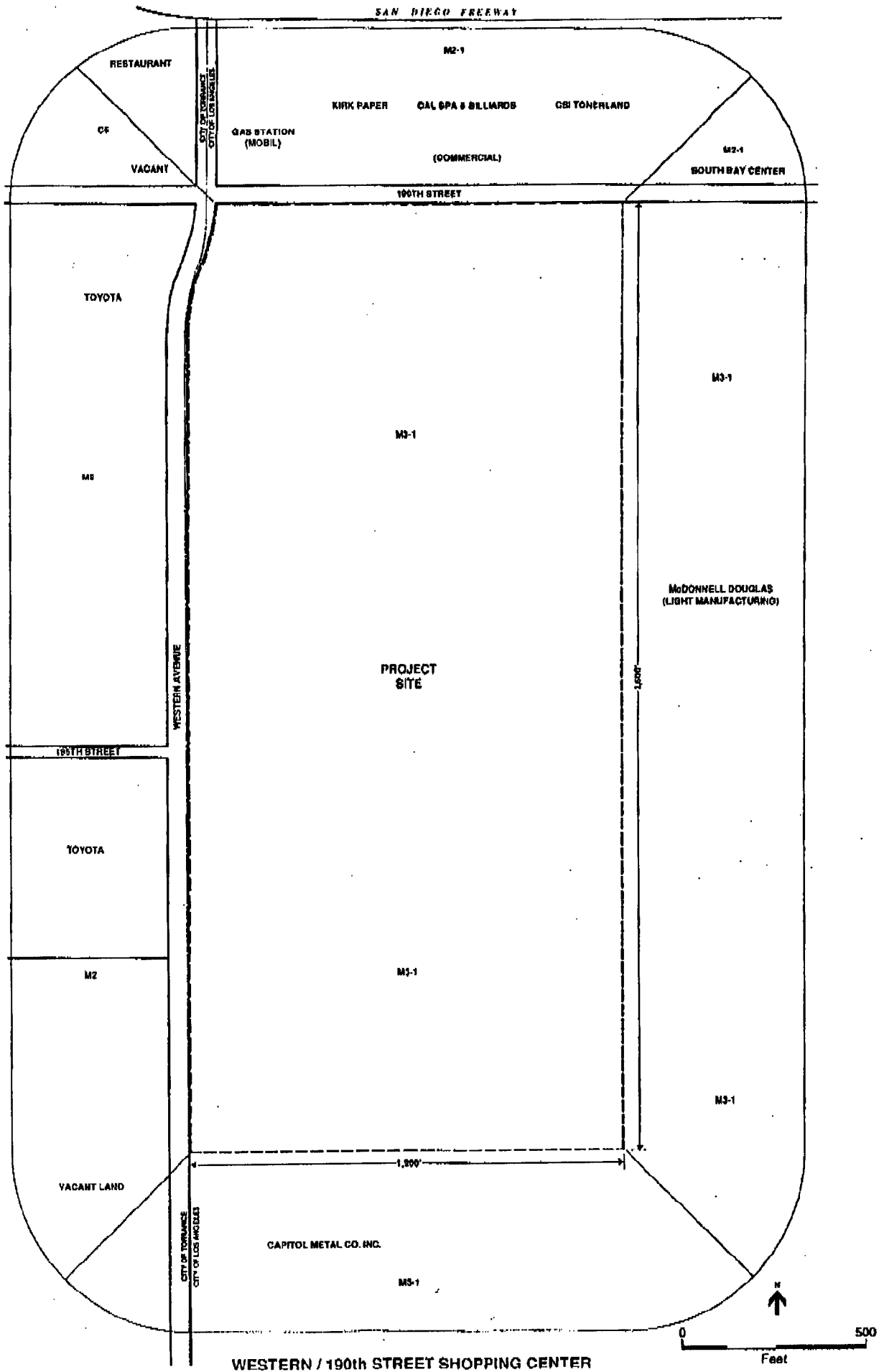
- underground installation of utilities where applicable;
- preparation of landscaping plans by a licensed landscape architect subject to approval by the City Planning Department and/or other City agencies;
- landscaping of parking areas and other open areas (minimum provision of one (1) tree per four (4) parking spaces and seven (7) percent of total open space area); and,
- architectural treatment of the new structure which achieves substantial aesthetic compatibility with the surrounding environment.

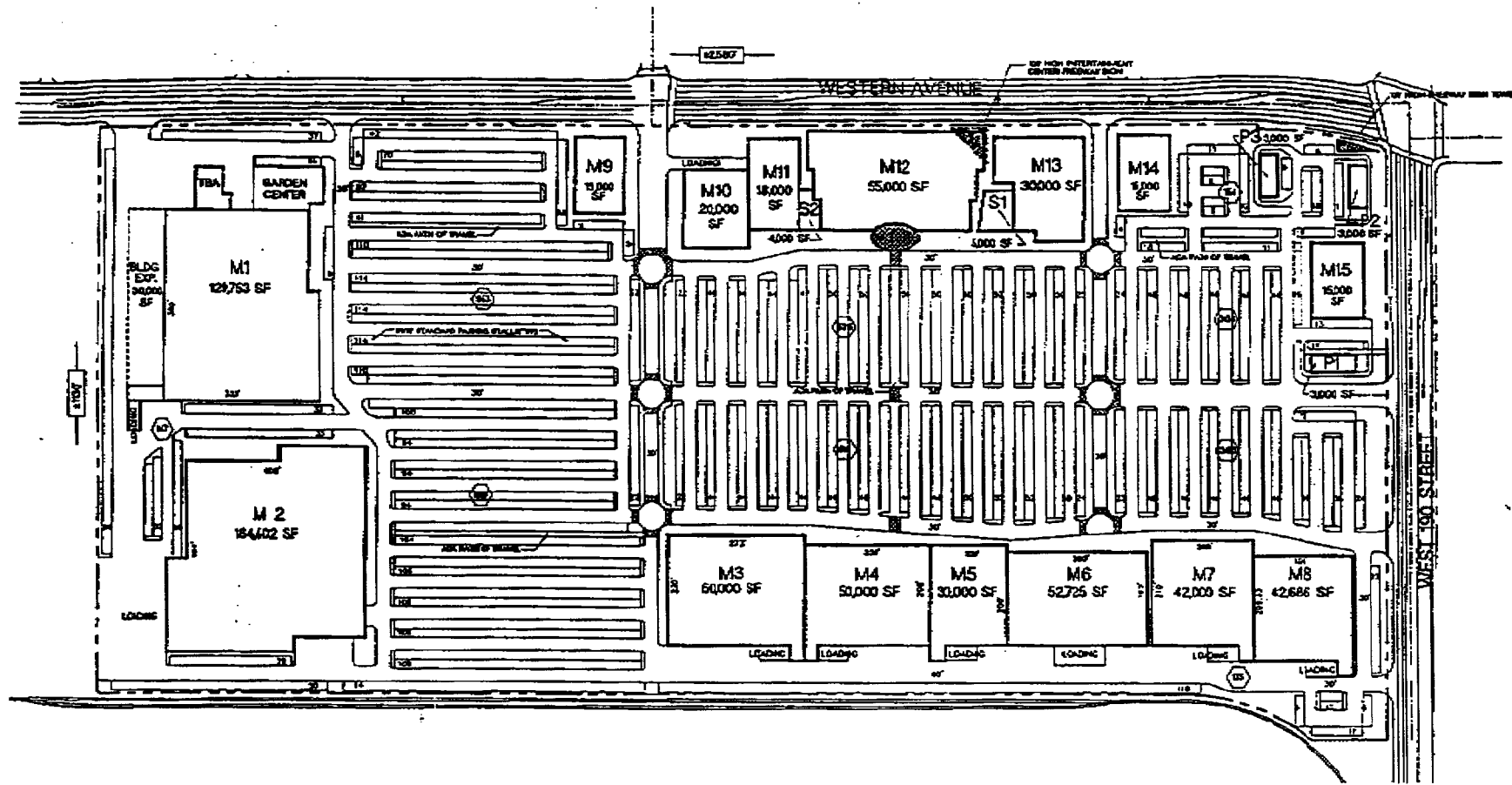
18. CULTURAL RESOURCES (ARCHAEOLOGICAL): The project site is located in an area which may encompass prior unrecorded sites potentially containing significant artifacts/resources. Investigation should address impacts resulting from disruption of potential archaeological sites. Mitigation measures may include:

- notification of project development to the UCLA Archaeological Inventory (213)825-1720, or an appropriate agency to be determined by the Environmental Review Section of the City Planning Department; and,
- cessation of project development should archaeological materials be encountered and, subsequent contact with the UCLA Archaeological Inventory to insure proper evaluation of artifacts/resources and potential impacts.

Alternatives to the Proposed Project: No Project; Change of Intensity; Change of Land Use; Alternate Site

Attachments: Vicinity Map; Radius Map; Tentative Tract Map; Plot Plan; Other:





## SUMMARY

- LAND AREA • 2934,507 SF (67.38 AC)
- BUILDING AREA • 807,566 SF
- LAND/BUILDING RATIO • 263/1 (27.5%)
- PARKING PROVIDED • 4,439 STALLS
- PARKING RATIO • 549/1000

INCLUDES 30,000 SF EXPANSION AREA OF M 1

## VICINITY MAP

## CLIENT

**LOCKHEED MARTIN CORPORATION**  
6901 Rockledge Drive  
Bethesda, Maryland 20817  
Telephone (301) 897-6823

## COMMERCIAL PROJECT

SEC WESTERN AVE & WEST 190 TH ST.  
**LOS ANGELES, CA**

# SITE PLAN

THIS PLAN AND BEEN PREPARED WHOLLY BASED UP  
A LANDSCAPE SURVEY. IT IS CONCEPTUAL IN NATURE  
AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

SCALE: 1" = 100'



## SCHEME "D"

5/12/95 MAY  
94-428.11

**Musil Perkwitz Ruth, Inc.**

Architecture  
Planning

197 Rockledge Drive  
Suite 100, Los Angeles  
California 90007